

VLR 10/14/02
NRHP 4/11/03

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: ARLINGTON VILLAGE HISTORIC DISTRICT
Other names/site number: (VDHR File Number 000-0024)

2. Location

Street & Number: S. 13th Street, S. 13th Road, S. 16th Street, S. Barton Street, S. Cleveland Street,
and S. Edgewood Street Not for Publication
City or town: Vicinity
State: Virginia Code: VA County: Arlington Code: 013 Zip Code: 22204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] Signature of certifying official/Title 4/11/03 Date

Virginia Department of Historic Resources

State or Federal agency and bureau
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Signature of the Keeper Date of Action
() see continuation sheet
 determined eligible for the National Register
() see continuation sheet
 determined not eligible for the National Register
 removed from the National Register
 other. (explain:)

ARLINGTON VILLAGE HISTORIC DISTRICT

ARLINGTON COUNTY, VA

Name of Property

County and State

5. Classification

Ownership of Property	Category of Property	No. Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Building(s)		
<input type="checkbox"/> Public-Local	<input checked="" type="checkbox"/> District	<u>657</u>	___
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	___	___
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	___	<u>4</u>
	<input type="checkbox"/> Object	___	___
		<u>657</u>	<u>4</u>

Name of related multiple property listing
Garden Apartments, Apartment Houses
and Apartment Complexes in Arlington
County, Virginia: 1934-1954

Number of contributing
Resources previously
listed in the National
Register 0

6. Function or Use

Historic Functions (enter categories
from instructions)

Current Functions (enter
categories from instructions)

DOMESTIC/Multiple Dwelling
COMMERCE/TRADE/Department Store

DOMESTIC/Multiple Dwelling
COMMERCE/TRADE/Department Store

See continuation sheet

7. Description

Architectural Classification
(enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials (enter categories from instructions)

Foundation: BRICK
Walls: BRICK
Roof: SLATE SHINGLE

Narrative Description

Describe the historic and current condition of the property on one or more continuation sheets

See continuation sheet

ARLINGTON VILLAGE HISTORIC DISTRICT
Name of Property

ARLINGTON COUNTY, VA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark x in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark x in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1939

Significant Dates

1939

Significant Person

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ring, Gustave

Warwick, Harvey

ARLINGTON VILLAGE HISTORIC DISTRICT

ARLINGTON COUNTY, VA

Name of Property

County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)

previously listed in the NR

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of additional data:

State SHPO office

Other State agency

Federal agency

Local government

University

Other

Specify repository: _____

10. Geographical Data

Acreage of property Approximately 53 acres

UTM References Alexandria USGS Map

1) 1/8/ 103/1/9/0/5/9/ 14/3/0/3/4/2/5/
Zone Easting Northing

2) 1/8/ 103/1/9/2/8/1/ 14/3/0/3/4/4/3/
Zone Easting Northing

3) 1/8/ 103/1/9/4/1/1/ 14/3/0/2/7/9/6/
Zone Easting Northing

4) 1/8/ 103/1/9/0/9/6/ 14/3/0/2/6/6/6/
Zone Easting Northing

5) 1/8/ 103/1/8/9/5/8/ 14/3/0/3/0/1/4/
Zone Easting Northing

6) 1/8/ 103/1/9/0/9/8/ 14/3/0/3/1/4/1/
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

Arlington Village is located on approximately 53 acres in Arlington County, Virginia, between South 16th Street, South Cleveland Street, South Barton Street, and Columbia Pike. Arlington Village is located in the Columbia Heights neighborhood.

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

Name/title Simone Monteleone Moffett, Architectural Historian

Organization EHT Traceries, Inc. Date June 1, 2002

Street & Number 1121 5th Street, NW Telephone (202) 393-1199

City or Town Washington State D.C. Zip code 20001

ARLINGTON VILLAGE HISTORIC DISTRICT
Name of Property

ARLINGTON COUNTY, VA
County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Arlington Village Condominium Association
street & number 1400 South Edgewood Street #525-B telephone 703/920-1000
city or town Arlington state Virginia zip code 22204

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

ARLINGTON VILLAGE HISTORIC DISTRICT, ARLINGTON COUNTY, VA (000-0024)

Section number 7 Page 1

SUMMARY DESCRIPTION

Arlington Village is bounded by South 16th Street to the west, Columbia Pike to the north, and South Barton Street to the south. South 13th Road bisects the development in Columbia Heights, Arlington County, Virginia. Arlington Village, constructed in 1939, is sited on approximately fifty-three acres and is a planned community that incorporates recreational areas, open spaces, a swimming pool and courtyards within five superblocks. A total of six hundred fifty-six (656) apartment units occupy approximately 12% of the total property. Six (6) stores are united as a single (1) shopping center at the north boundary of the development along Columbia Pike. This shopping center, to support the community and its residents, is located at the end of the complex at 2500-2516 Columbia Pike. The remaining area is designed with green areas, parks, recreation areas, roadways, parking areas, and service areas for the community. The apartments are shaped around courts, the largest being the "H" court to the west of 13th Street. The property is augmented by a swimming pool, pool house, and two tennis courts.

DETAILED DESCRIPTION

Site

Gustave Ring purchased the fifty-three acres that would be developed into Arlington Village from B.M. Smith for \$362,500 in 1939. This large tract was sited along Columbia Pike, which had been developed with gasoline stations, bus routes, and commercial buildings by 1939.¹ Colonial Village, Ring's first large-scale rental project in Arlington County, was the first FHA-insured garden apartment development at the time of its construction in 1936. Ring's success and the Colonial Revival design of Colonial Village by architect, Harvey Warwick, were repeated at Arlington Village. The Arlington Village development is organized into five superblocks within the sloping topography of the site. The ideals of the Garden City movement to incorporate the natural contours of the land and to emphasize a natural setting were embraced by Ring in his site plan for Arlington Village. The parking spaces are located along the main thoroughfares of South Barton Street, South Cleveland Street, 16th Street South and South Edgewood Street, while mature landscaping and park areas are located throughout the development. A small shopping center, also known as the community building, has six (6) stores and is located along Columbia Pike. It serves as the northernmost boundary of the neighborhood. A swimming pool and two tennis courts are located east of South Barton Street. No additional outbuildings or associated structures are located on the property.

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Exterior

Constructed in 1939, the garden apartments are presented as rowhouses with Colonial Revival detailing at the main elevations. The exteriors are presented in four standard building designs with three alternate roof designs that are repeated. "Arlington Village is in effect a project of glorified row house[s]," and the repetition of the building designs contributed to the affordability of the project.² There are a total of six hundred fifty-six units that are situated on five superblocks in large groupings of twelve complexes. The largest grouping is the "H" court at 13th Road South and South Barton Street. All of the buildings are rectangular in shape and two bays wide with receding planes and stepped massing. Constructed of cinder blocks, the walls have hard burned common brick veneer at the foundation level and Hudson brick above.³

One building design features a two-story, two-bay, flat-roofed brick building laid in six-course American bond with a corbeled brick stringcourse. The main ornamentation of the façade is limited to a wood door surround with a dentiled cornice and the stone windowsills. This design is presented as either an end unit or as a duplex with the entrances for the individual units presented as a pair. The 6/6 double-hung wood sash windows are presented as single windows at the end units and paired at the interior units at the first story. The original wood windows have been replaced with vinyl windows in limited sections of the complex. In both examples, the second-story windows are single windows and in certain instances, additional wood paneling is located below the second-story window above the entrance. A number of the original louvered wood shutters with shutter dogs that were located at the upper-story windows have been removed.

Another building design features a two-story, two-bay gable-roofed brick building laid in six-course American bond with brick quoining at the first story and a second story faced in wood siding. The side-gable roof is clad with slate shingles. This design is found as either an end unit or as a duplex with the entrances for the individual units presented as a pair in both layouts. The wood door surround with a dentiled cornice featured in the first design is repeated in the second design, but it is further embellished with engaged pilasters at the side-by-side entrance doors. The 6/6 double-hung wood sash windows are presented as paired windows at the first story and single windows with louvered wood shutters and shutter dogs at the second story. The original wood windows have been replaced with vinyl windows in limited sections of the complex.

The gable-roof design is repeated in another of the varying building types. This is a two-story, two-bay brick building laid in six-course American bond with brick quoining at the first story. This building design incorporates the side-gable roof and is faced in brick at the first and second stories. The side-gable

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roof is clad with slate shingles. This design is found as either an end unit or as a duplex with the entrances for the individual units presented as a pair in both layouts. The wood door surround with a dentiled cornice found at the first design is repeated at the second design, but it is further embellished with engaged pilasters at the side-by-side entrance doors. The 6/6 double-hung wood sash windows are presented as paired windows at the first story and single windows with louvered wood shutters and shutter dogs at the second story. The original wood windows have been replaced with vinyl windows in limited sections of the complex.

The third building design is a two-story, two-bay brick building laid in six-course American bond with a gambrel roof clad in slate shingles that project slightly above the first story. The main ornamentation of the façade is limited to a wood door surround with a dentiled cornice and stone windowsills. The 6/6 double-hung wood sash windows are presented as paired windows at the first story. The dormer windows at the second story have gable roofs. The original wood windows have been replaced with vinyl windows in limited sections of the complex.

The secondary elevations of these building types are utilitarian in design and stripped of the minimal ornamentation found at the primary elevations. Each unit has an entrance at the rear to provide access to individual and communal garden areas at the rear courtyards. There are no garages located at Arlington Village and all parking for residents is available on the main thoroughfares.

Alterations have occurred in certain instances including vinyl replacement windows, new tar roofs for the flat-roof units, the removal of a recessed garbage collection system, new exterior fire stairs, and the construction of exterior decks at the rear. Overall, the exteriors of the buildings have been retained as originally designed.

The shopping complex, or community building, is constructed on a sloped site. Along Columbia Pike, the building is one story in height on the north elevation. As the site slopes dramatically to the south, the exposed basement level at the rear elevation provides direct access to the parking lot. The Colonial Revival design of the residential buildings in Arlington Village is repeated at the shopping center. The shopping center layout allows for an open floor plan at the interior of the six stores with a combination of roof designs to prevent a symmetrical presentation along Columbia Pike. Projecting show windows, Colonial Revival-style door surrounds, brick facing, and dentiled cornices unite the shopping center design with the residential section of Arlington Village. Access to the parking spaces in front of the shopping center is provided by Columbia Pike and the side streets access the parking lot at the rear.

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An in-ground swimming pool and poolhouse are located at the east side of South Barton Street south of the units at 1415 South Barton Street. A pair of tennis courts is located east of the units at 1201-1303 South Barton Street. These features were added to Arlington Village in 1971.⁴

Interior

The standardized design of the buildings within the complex enabled Gustave Ring to minimize the construction costs of the project. Within the buildings are standardized room arrangements of seven different dwelling-unit floor plans. The floor plan layouts included one, two, and three bedrooms and ranged from approximately 735 square feet to 1,268 square feet. The first floors of all seven plans are similar with the living room located at the front, ranging in size from 12' x 17' to 16'9" x 14'9". The smaller units have only a kitchen and the larger units have a kitchen and dining room.

The second floors of the units are varied in the number of bedrooms and room arrangement. "[A] major departure from this Washington and Philadelphia tradition is the overlapping of dwelling units (the second floor of one unit frequently is over the first floor of the adjacent unit). The purpose of this planning is to permit a larger range of apartment sizes without altering the inexpensive rectangular plans of the building. Also, the duplex design eliminates all unprofitable and costly public corridor spaces [and] all second floor kitchen units."⁵ The second-floor plan of the smallest one-bedroom units have a single bathroom, small linen closet and a bedroom between 11'8" x 15'8" and 11'10" x 14'6." The two-bedroom units, now considered one-bedroom-plus-den, include a large bedroom approximately 11'10" x 14'6" and a second bedroom or den approximately 7'4"x 8.' The larger two-bedroom units have bedrooms between 9'4" x 11'6" and 16'9" x 12'3." The largest unit has three bedrooms ranging in size of 11'4" x 11'9" for the smallest bedroom to 13'1"x13'3" for the master bedroom. With the exception of the three-bedroom unit, which has two bathrooms, all of these other floor plans accommodate a single bathroom.

As originally designed, the interior of each building included plaster walls, wood floors and 6/6 double-hung wood sash windows. The kitchens and bathrooms have been updated with new appliances in many of these models and the original wood windows have been replaced with vinyl windows in some instances. Overall, the interior floor plan and treatments as designed by Warwick and Ring have been retained. The main goal of the architect and developer was to provide an affordable and attractive housing option for the middle-class workers in Arlington County and to ensure the investment would require minimal maintenance.

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ARLINGTON VILLAGE BUILDING INVENTORY

The building types found at Arlington Village feature three different roof types; flat, gable and gambrel. Four different building designs with seven different interior layouts were designed with these roof types in repeating patterns throughout the village. Four hundred twenty-one (421) units have flat roofs, one hundred nine units (109) have gambrel roofs, and one hundred twenty-six (126) units have gable roofs. The single (1) shopping center at the north boundary of the development along Columbia Pike has six (6) individual stores.

Contributing Resources

South Barton Street Units

Flat Roof

1020 South Barton Street-Unit Number: 261
1020 South Barton Street-Unit Number: 262
1020 South Barton Street-Unit Number: 269

1021 South Barton Street-Unit Number: 101
1021 South Barton Street-Unit Number: 102
1021 South Barton Street-Unit Number: 103
1021 South Barton Street-Unit Number: 110
1021 South Barton Street-Unit Number: 111
1021 South Barton Street-Unit Number: 116
1021 South Barton Street-Unit Number: 117
1021 South Barton Street-Unit Number: 123
1021 South Barton Street-Unit Number: 124
1021 South Barton Street-Unit Number: 125
1021 South Barton Street-Unit Number: 126
1021 South Barton Street-Unit Number: 127
1021 South Barton Street-Unit Number: 128

1030 South Barton Street-Unit Number: 270
1030 South Barton Street-Unit Number: 277

1030 South Barton Street-Unit Number: 278
1030 South Barton Street-Unit Number: 286

1100 South Barton Street-Unit Number: 287
1100 South Barton Street-Unit Number: 288
1100 South Barton Street-Unit Number: 289
1100 South Barton Street-Unit Number: 290
1100 South Barton Street-Unit Number: 291
1100 South Barton Street-Unit Number: 292
1100 South Barton Street-Unit Number: 293
1100 South Barton Street-Unit Number: 294
1100 South Barton Street-Unit Number: 295
1100 South Barton Street-Unit Number: 296
1100 South Barton Street-Unit Number: 297
1100 South Barton Street-Unit Number: 298
1110 South Barton Street-Unit Number: 299
1110 South Barton Street-Unit Number: 300
1110 South Barton Street-Unit Number: 301
1110 South Barton Street-Unit Number: 302
1110 South Barton Street-Unit Number: 303
1110 South Barton Street-Unit Number: 308
1110 South Barton Street-Unit Number: 309
1110 South Barton Street-Unit Number: 310

1200 South Barton Street-Unit Number: 311
1200 South Barton Street-Unit Number: 312

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1200 South Barton Street-Unit Number: 317
1200 South Barton Street-Unit Number: 318

1201 South Barton Street-Unit Number: 129
1201 South Barton Street-Unit Number: 130
1201 South Barton Street-Unit Number: 131
1201 South Barton Street-Unit Number: 132
1201 South Barton Street-Unit Number: 139
1201 South Barton Street-Unit Number: 140
1201 South Barton Street-Unit Number: 141
1201 South Barton Street-Unit Number: 142
1201 South Barton Street-Unit Number: 143
1201 South Barton Street-Unit Number: 148
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1210 South Barton Street-Unit Number: 319
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1300 South Barton Street- Unit Number: 333
* 1300 South Barton Street- Unit Number: 334
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1303 South Barton Street- Unit Number: 187
1303 South Barton Street- Unit Number: 188
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1303 South Barton Street- Unit Number: 191
1303 South Barton Street- Unit Number: 192
1303 South Barton Street- Unit Number: 193

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1303 South Barton Street- Unit Number: 194	1401 South Barton Street- Unit Number: 218
1303 South Barton Street- Unit Number: 195	1401 South Barton Street- Unit Number: 219
1303 South Barton Street- Unit Number: 196	1401 South Barton Street- Unit Number: 224
1303 South Barton Street- Unit Number: 197	1401 South Barton Street- Unit Number: 225
1303 South Barton Street- Unit Number: 198	1401 South Barton Street- Unit Number: 226
1303 South Barton Street- Unit Number: 199	1401 South Barton Street- Unit Number: 227
1303 South Barton Street- Unit Number: 200	1401 South Barton Street- Unit Number: 232
1303 South Barton Street- Unit Number: 201	1401 South Barton Street- Unit Number: 233
1303 South Barton Street- Unit Number: 202	1401 South Barton Street- Unit Number: 234
1303 South Barton Street- Unit Number: 203	1401 South Barton Street- Unit Number: 235
1303 South Barton Street- Unit Number: 210	1401 South Barton Street- Unit Number: 240
1303 South Barton Street- Unit Number: 211	1401 South Barton Street- Unit Number: 241
1400 South Barton Street- Unit Number: 406	1401 South Barton Street- Unit Number: 242
1400 South Barton Street- Unit Number: 407	1401 South Barton Street- Unit Number: 243
1400 South Barton Street- Unit Number: 408	1401 South Barton Street- Unit Number: 248
1400 South Barton Street- Unit Number: 409	
1400 South Barton Street- Unit Number: 410	1415 South Barton Street- Unit Number: 249
1400 South Barton Street- Unit Number: 415	1415 South Barton Street- Unit Number: 254
1400 South Barton Street- Unit Number: 416	1415 South Barton Street- Unit Number: 255
1400 South Barton Street- Unit Number: 417	1415 South Barton Street- Unit Number: 260
1400 South Barton Street- Unit Number: 418	
1400 South Barton Street- Unit Number: 423	* 1414 South Barton Street- Unit Number: 438
1400 South Barton Street- Unit Number: 424	1414 South Barton Street- Unit Number: 439
1400 South Barton Street- Unit Number: 425	1414 South Barton Street- Unit Number: 440
1400 South Barton Street- Unit Number: 426	1414 South Barton Street- Unit Number: 441
1400 South Barton Street- Unit Number: 431	1414 South Barton Street- Unit Number: 442
1400 South Barton Street- Unit Number: 432	1414 South Barton Street- Unit Number: 443
1400 South Barton Street- Unit Number: 433	1414 South Barton Street- Unit Number: 444
1400 South Barton Street- Unit Number: 434	1414 South Barton Street- Unit Number: 449
1400 South Barton Street- Unit Number: 435	1414 South Barton Street- Unit Number: 450
1400 South Barton Street- Unit Number: 436	1414 South Barton Street- Unit Number: 451
1400 South Barton Street- Unit Number: 437	1414 South Barton Street- Unit Number: 452
	1414 South Barton Street- Unit Number: 453
1401 South Barton Street- Unit Number: 216	1414 South Barton Street- Unit Number: 454
1401 South Barton Street- Unit Number: 217	1414 South Barton Street- Unit Number: 455

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1414 South Barton Street- Unit Number: 456

1500 South Barton Street- Unit Number: 580

1500 South Barton Street- Unit Number: 587

1500 South Barton Street- Unit Number: 588

1500 South Barton Street- Unit Number: 589

1500 South Barton Street- Unit Number: 590

1500 South Barton Street- Unit Number: 591

1500 South Barton Street- Unit Number: 592

1500 South Barton Street- Unit Number: 593

1500 South Barton Street- Unit Number: 594

1500 South Barton Street- Unit Number: 595

1500 South Barton Street- Unit Number: 596

1500 South Barton Street- Unit Number: 597

1500 South Barton Street- Unit Number: 598

1500 South Barton Street- Unit Number: 599

1500 South Barton Street- Unit Number: 600

1500 South Barton Street- Unit Number: 601

1500 South Barton Street- Unit Number: 602

1600 South Barton Street- Unit Number: 744

1600 South Barton Street- Unit Number: 745

1600 South Barton Street- Unit Number: 746

1600 South Barton Street- Unit Number: 747

1600 South Barton Street- Unit Number: 754

1600 South Barton Street- Unit Number: 755

South Barton Street Units

Gambrel Roof

1020 South Barton Street-Unit Number: 263

1020 South Barton Street-Unit Number: 264

1020 South Barton Street-Unit Number: 265

1020 South Barton Street-Unit Number: 266

1020 South Barton Street-Unit Number: 267

1020 South Barton Street-Unit Number: 268

1021 South Barton Street-Unit Number: 104

1021 South Barton Street-Unit Number: 105

1021 South Barton Street-Unit Number: 106

1021 South Barton Street-Unit Number: 107

1021 South Barton Street-Unit Number: 108

1021 South Barton Street-Unit Number: 109

1021 South Barton Street-Unit Number: 118

1021 South Barton Street-Unit Number: 119

1021 South Barton Street-Unit Number: 120

1021 South Barton Street-Unit Number: 121

1021 South Barton Street-Unit Number: 122

1030 South Barton Street-Unit Number: 279

1030 South Barton Street-Unit Number: 280

1030 South Barton Street-Unit Number: 281

1030 South Barton Street-Unit Number: 282

1030 South Barton Street-Unit Number: 283

1030 South Barton Street-Unit Number: 284

1030 South Barton Street-Unit Number: 285

1200 South Barton Street-Unit Number: 313

1200 South Barton Street-Unit Number: 314

1200 South Barton Street-Unit Number: 315

1200 South Barton Street-Unit Number: 316

1303 South Barton Street-Unit Number: 204

1303 South Barton Street-Unit Number: 205

1303 South Barton Street-Unit Number: 206

1303 South Barton Street-Unit Number: 207

1303 South Barton Street-Unit Number: 208

1303 South Barton Street-Unit Number: 209

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ARLINGTON VILLAGE HISTORIC DISTRICT, ARLINGTON COUNTY, VA (000-0024)

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1400 South Barton Street-Unit Number: 411
1400 South Barton Street-Unit Number: 412
1400 South Barton Street-Unit Number: 413
1400 South Barton Street-Unit Number: 414

1401 South Barton Street-Unit Number: 228
1401 South Barton Street-Unit Number: 229
1401 South Barton Street-Unit Number: 230
1401 South Barton Street-Unit Number: 231

1414 South Barton Street-Unit Number: 445
1414 South Barton Street-Unit Number: 446
1414 South Barton Street-Unit Number: 447
1414 South Barton Street-Unit Number: 448

Gambrel Roof

1415 South Barton Street-Unit Number: 250
1415 South Barton Street-Unit Number: 251
1415 South Barton Street-Unit Number: 252
1415 South Barton Street-Unit Number: 253
1415 South Barton Street-Unit Number: 256
1415 South Barton Street-Unit Number: 257
1415 South Barton Street-Unit Number: 258
1415 South Barton Street-Unit Number: 259

1500 South Barton Street-Unit Number: 581
1500 South Barton Street-Unit Number: 582
1500 South Barton Street-Unit Number: 583
1500 South Barton Street-Unit Number: 584
1500 South Barton Street-Unit Number: 585
1500 South Barton Street-Unit Number: 586

Gable Roof

1021 South Barton Street-Unit Number: 112
1021 South Barton Street-Unit Number: 113
1021 South Barton Street-Unit Number: 114
1021 South Barton Street-Unit Number: 115

1030 South Barton Street-Unit Number: 271
1030 South Barton Street-Unit Number: 272
1030 South Barton Street-Unit Number: 273
1030 South Barton Street-Unit Number: 274
1030 South Barton Street-Unit Number: 275
1030 South Barton Street-Unit Number: 276

1110 South Barton Street-Unit Number: 304
1110 South Barton Street-Unit Number: 305
1110 South Barton Street-Unit Number: 306
1110 South Barton Street-Unit Number: 307

1201 South Barton Street-Unit Number: 133
1201 South Barton Street-Unit Number: 134
* 1201 South Barton Street-Unit Number: 135
1201 South Barton Street-Unit Number: 136
1201 South Barton Street-Unit Number: 137
1201 South Barton Street-Unit Number: 138
1201 South Barton Street-Unit Number: 144
1201 South Barton Street-Unit Number: 145
1201 South Barton Street-Unit Number: 146
1201 South Barton Street-Unit Number: 147
1201 South Barton Street-Unit Number: 162
1201 South Barton Street-Unit Number: 163
1201 South Barton Street-Unit Number: 164
1201 South Barton Street-Unit Number: 165
1201 South Barton Street-Unit Number: 168
1201 South Barton Street-Unit Number: 169

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1201 South Barton Street-Unit Number: 170
1201 South Barton Street-Unit Number: 171

1210 South Barton Street-Unit Number: 327
1210 South Barton Street-Unit Number: 328
1210 South Barton Street-Unit Number: 329
1210 South Barton Street-Unit Number: 330

1300 South Barton Street-Unit Number: 335
1300 South Barton Street-Unit Number: 336
1300 South Barton Street-Unit Number: 337
1300 South Barton Street-Unit Number: 338

1303 South Barton Street-Unit Number: 212
1303 South Barton Street-Unit Number: 213

1400 South Barton Street-Unit Number: 404
1400 South Barton Street-Unit Number: 405
1400 South Barton Street-Unit Number: 419
1400 South Barton Street-Unit Number: 420
1400 South Barton Street-Unit Number: 421
1400 South Barton Street-Unit Number: 422
1400 South Barton Street-Unit Number: 427
1400 South Barton Street-Unit Number: 428
1400 South Barton Street-Unit Number: 429
1400 South Barton Street-Unit Number: 430

1401 South Barton Street-Unit Number: 214
1401 South Barton Street-Unit Number: 215
1401 South Barton Street-Unit Number: 220
1401 South Barton Street-Unit Number: 221
1401 South Barton Street-Unit Number: 222
1401 South Barton Street-Unit Number: 223
1401 South Barton Street-Unit Number: 236
1401 South Barton Street-Unit Number: 237

1401 South Barton Street-Unit Number: 238
1401 South Barton Street-Unit Number: 239
1401 South Barton Street-Unit Number: 244
1401 South Barton Street-Unit Number: 245
1401 South Barton Street-Unit Number: 246
1401 South Barton Street-Unit Number: 247

1600 South Barton Street-Unit Number: 748
1600 South Barton Street-Unit Number: 749
1600 South Barton Street-Unit Number: 750
1600 South Barton Street-Unit Number: 751
1600 South Barton Street-Unit Number: 752
1600 South Barton Street-Unit Number: 753

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South Cleveland Street Units

Flat Roof

1300 South Cleveland Street-Unit Number: 361
1300 South Cleveland Street-Unit Number: 362
1300 South Cleveland Street-Unit Number: 363
1300 South Cleveland Street-Unit Number: 368
1300 South Cleveland Street-Unit Number: 369
1300 South Cleveland Street-Unit Number: 370

1301 South Cleveland Street-Unit Number: 343
1301 South Cleveland Street-Unit Number: 344
1301 South Cleveland Street-Unit Number: 345
1301 South Cleveland Street-Unit Number: 346
1301 South Cleveland Street-Unit Number: 347
1301 South Cleveland Street-Unit Number: 348
1301 South Cleveland Street-Unit Number: 349
1301 South Cleveland Street-Unit Number: 350
1301 South Cleveland Street-Unit Number: 351
1301 South Cleveland Street-Unit Number: 352
1301 South Cleveland Street-Unit Number: 353
1301 South Cleveland Street-Unit Number: 354

Gable Roof

1301 South Cleveland Street-Unit Number: 355
1301 South Cleveland Street-Unit Number: 356
1301 South Cleveland Street-Unit Number: 357
1301 South Cleveland Street-Unit Number: 358
1301 South Cleveland Street-Unit Number: 359
1301 South Cleveland Street-Unit Number: 360

Gambrel Roof

1300 South Cleveland Street-Unit Number: 364
1300 South Cleveland Street-Unit Number: 365
1300 South Cleveland Street-Unit Number: 366
1300 South Cleveland Street-Unit Number: 367

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South Edgewood Street Units

Flat Roof

1400 South Edgewood Street-Unit Number: 512
1400 South Edgewood Street-Unit Number: 513
1400 South Edgewood Street-Unit Number: 514
1400 South Edgewood Street-Unit Number: 515
1400 South Edgewood Street-Unit Number: 516
1400 South Edgewood Street-Unit Number: 517
1400 South Edgewood Street-Unit Number: 518
1400 South Edgewood Street-Unit Number: 519
1400 South Edgewood Street-Unit Number: 520
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1400 South Edgewood Street-Unit Number: 522
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1400 South Edgewood Street-Unit Number: 528
1400 South Edgewood Street-Unit Number: 529
1400 South Edgewood Street-Unit Number: 530
1400 South Edgewood Street-Unit Number: 531
1400 South Edgewood Street-Unit Number: 532
1400 South Edgewood Street-Unit Number: 539

1401 South Edgewood Street-Unit Number: 472
1401 South Edgewood Street-Unit Number: 477
1401 South Edgewood Street-Unit Number: 478
1401 South Edgewood Street-Unit Number: 479
1401 South Edgewood Street-Unit Number: 480
1401 South Edgewood Street-Unit Number: 481
1401 South Edgewood Street-Unit Number: 486
1401 South Edgewood Street-Unit Number: 487
1401 South Edgewood Street-Unit Number: 488
1401 South Edgewood Street-Unit Number: 489
1401 South Edgewood Street-Unit Number: 494

1401 South Edgewood Street-Unit Number: 495
1401 South Edgewood Street-Unit Number: 496
1401 South Edgewood Street-Unit Number: 497
1401 South Edgewood Street-Unit Number: 502
1401 South Edgewood Street-Unit Number: 503
1401 South Edgewood Street-Unit Number: 504
1401 South Edgewood Street-Unit Number: 505

1415 South Edgewood Street-Unit Number: 457
1415 South Edgewood Street-Unit Number: 458
1415 South Edgewood Street-Unit Number: 459
1415 South Edgewood Street-Unit Number: 460
1415 South Edgewood Street-Unit Number: 461
1415 South Edgewood Street-Unit Number: 462
1415 South Edgewood Street-Unit Number: 463
1415 South Edgewood Street-Unit Number: 464
1415 South Edgewood Street-Unit Number: 469
1415 South Edgewood Street-Unit Number: 470
1415 South Edgewood Street-Unit Number: 471

1501 South Edgewood Street-Unit Number: 563
* 1501 South Edgewood Street-Unit Number: 564
1501 South Edgewood Street-Unit Number: 565
1501 South Edgewood Street-Unit Number: 566

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Flat Roof

1501 South Edgewood Street-Unit Number: 567
1501 South Edgewood Street-Unit Number: 568
1501 South Edgewood Street-Unit Number: 569
1501 South Edgewood Street-Unit Number: 570
1501 South Edgewood Street-Unit Number: 575
1501 South Edgewood Street-Unit Number: 576
1501 South Edgewood Street-Unit Number: 577
1501 South Edgewood Street-Unit Number: 578
1501 South Edgewood Street-Unit Number: 579

1510 South Edgewood Street-Unit Number: 540
1510 South Edgewood Street-Unit Number: 541
1510 South Edgewood Street-Unit Number: 542
1510 South Edgewood Street-Unit Number: 543
1510 South Edgewood Street-Unit Number: 544
1510 South Edgewood Street-Unit Number: 545
1510 South Edgewood Street-Unit Number: 546
1510 South Edgewood Street-Unit Number: 553
1510 South Edgewood Street-Unit Number: 554
1510 South Edgewood Street-Unit Number: 555
1510 South Edgewood Street-Unit Number: 556
1510 South Edgewood Street-Unit Number: 557
1510 South Edgewood Street-Unit Number: 558
1510 South Edgewood Street-Unit Number: 559

Gambrel Roof

1400 South Edgewood Street-Unit Number: 524
1400 South Edgewood Street-Unit Number: 525
1400 South Edgewood Street-Unit Number: 526
1400 South Edgewood Street-Unit Number: 527

1401 South Edgewood Street-Unit Number: 498

1401 South Edgewood Street-Unit Number: 499
1401 South Edgewood Street-Unit Number: 500
1401 South Edgewood Street-Unit Number: 501

1415 South Edgewood Street-Unit Number: 465
1415 South Edgewood Street-Unit Number: 466
1415 South Edgewood Street-Unit Number: 467
1415 South Edgewood Street-Unit Number: 468

1501 South Edgewood Street-Unit Number: 571
1501 South Edgewood Street-Unit Number: 572
1501 South Edgewood Street-Unit Number: 573
1501 South Edgewood Street-Unit Number: 574

1510 South Edgewood Street-Unit Number: 547
1510 South Edgewood Street-Unit Number: 548
1510 South Edgewood Street-Unit Number: 549
1510 South Edgewood Street-Unit Number: 550
1510 South Edgewood Street-Unit Number: 551
1510 South Edgewood Street-Unit Number: 552

* Gable Roof

1400 South Edgewood Street-Unit Number: 533
1400 South Edgewood Street-Unit Number: 534
1400 South Edgewood Street-Unit Number: 535
1400 South Edgewood Street-Unit Number: 536
1400 South Edgewood Street-Unit Number: 537
1400 South Edgewood Street-Unit Number: 538

1401 South Edgewood Street-Unit Number: 473
1401 South Edgewood Street-Unit Number: 474
1401 South Edgewood Street-Unit Number: 475
1401 South Edgewood Street-Unit Number: 476
1401 South Edgewood Street-Unit Number: 482

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1401 South Edgewood Street-Unit Number: 483
1401 South Edgewood Street-Unit Number: 484
1401 South Edgewood Street-Unit Number: 485
1401 South Edgewood Street-Unit Number: 490
1401 South Edgewood Street-Unit Number: 491
1401 South Edgewood Street-Unit Number: 492
1401 South Edgewood Street-Unit Number: 493

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South 13th Road Units

Flat Roof

2600 South 13th Road-Unit Number: 386
2600 South 13th Road-Unit Number: 387
2600 South 13th Road-Unit Number: 388
2600 South 13th Road-Unit Number: 389
2600 South 13th Road-Unit Number: 390
2600 South 13th Road-Unit Number: 391
2600 South 13th Road-Unit Number: 392
2600 South 13th Road-Unit Number: 397
2600 South 13th Road-Unit Number: 398
2600 South 13th Road-Unit Number: 399
2600 South 13th Road-Unit Number: 400
2600 South 13th Road-Unit Number: 401

2700 South 13th Road-Unit Number: 371
2700 South 13th Road-Unit Number: 372
2700 South 13th Road-Unit Number: 373
2700 South 13th Road-Unit Number: 374
2700 South 13th Road-Unit Number: 379
2700 South 13th Road-Unit Number: 380
2700 South 13th Road-Unit Number: 381
2700 South 13th Road-Unit Number: 382
2700 South 13th Road-Unit Number: 383
2700 South 13th Road-Unit Number: 384
2700 South 13th Road-Unit Number: 385
2700 South 13th Road-Unit Number: 506
2700 South 13th Road-Unit Number: 507
2700 South 13th Road-Unit Number: 508
2700 South 13th Road-Unit Number: 509
2700 South 13th Road-Unit Number: 510
2700 South 13th Road-Unit Number: 511

Gable Roof

2600 South 13th Road-Unit Number: 393
2600 South 13th Road-Unit Number: 394
2600 South 13th Road-Unit Number: 395
2600 South 13th Road-Unit Number: 396
2600 South 13th Road-Unit Number: 402
2600 South 13th Road-Unit Number: 403

2700 South 13th Road-Unit Number: 375
2700 South 13th Road-Unit Number: 376
2700 South 13th Road-Unit Number: 377
2700 South 13th Road-Unit Number: 378

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South 16th Street Units

Flat Roof

2600 South 16th Street-Unit Number: 684
2600 South 16th Street-Unit Number: 685
2600 South 16th Street-Unit Number: 686
2600 South 16th Street-Unit Number: 687
2600 South 16th Street-Unit Number: 688
2600 South 16th Street-Unit Number: 689
2600 South 16th Street-Unit Number: 694
2600 South 16th Street-Unit Number: 695
2600 South 16th Street-Unit Number: 696
2600 South 16th Street-Unit Number: 697
2600 South 16th Street-Unit Number: 702
2600 South 16th Street-Unit Number: 703
2600 South 16th Street-Unit Number: 704
2600 South 16th Street-Unit Number: 705
2600 South 16th Street-Unit Number: 706
2600 South 16th Street-Unit Number: 707
2600 South 16th Street-Unit Number: 708
2600 South 16th Street-Unit Number: 709
2600 South 16th Street-Unit Number: 710
2600 South 16th Street-Unit Number: 711
2600 South 16th Street-Unit Number: 712
2600 South 16th Street-Unit Number: 713
2600 South 16th Street-Unit Number: 714
2600 South 16th Street-Unit Number: 715
2600 South 16th Street-Unit Number: 716
2600 South 16th Street-Unit Number: 717
2600 South 16th Street-Unit Number: 718
2600 South 16th Street-Unit Number: 719
2600 South 16th Street-Unit Number: 720
2600 South 16th Street-Unit Number: 726

2600 South 16th Street-Unit Number: 727
2600 South 16th Street-Unit Number: 728
2600 South 16th Street-Unit Number: 729
2600 South 16th Street-Unit Number: 730
2600 South 16th Street-Unit Number: 731
2600 South 16th Street-Unit Number: 732
2600 South 16th Street-Unit Number: 733
2600 South 16th Street-Unit Number: 734
2600 South 16th Street-Unit Number: 741
2600 South 16th Street-Unit Number: 742
2600 South 16th Street-Unit Number: 743

2601 South 16th Street-Unit Number: 603
2601 South 16th Street-Unit Number: 604
2601 South 16th Street-Unit Number: 605
2601 South 16th Street-Unit Number: 610
2601 South 16th Street-Unit Number: 611
2601 South 16th Street-Unit Number: 612
2601 South 16th Street-Unit Number: 613
2601 South 16th Street-Unit Number: 614
2601 South 16th Street-Unit Number: 615
* 2601 South 16th Street-Unit Number: 616
2601 South 16th Street-Unit Number: 617

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Flat Roof

2601 South 16th Street-Unit Number: 618
2601 South 16th Street-Unit Number: 619
2601 South 16th Street-Unit Number: 620
2601 South 16th Street-Unit Number: 621
2601 South 16th Street-Unit Number: 622
2601 South 16th Street-Unit Number: 623
2601 South 16th Street-Unit Number: 624
2601 South 16th Street-Unit Number: 625

2700 South 16th Street-Unit Number: 646
2700 South 16th Street-Unit Number: 647
2700 South 16th Street-Unit Number: 648
2700 South 16th Street-Unit Number: 649
2700 South 16th Street-Unit Number: 650
2700 South 16th Street-Unit Number: 651
2700 South 16th Street-Unit Number: 652
2700 South 16th Street-Unit Number: 659
2700 South 16th Street-Unit Number: 660
2700 South 16th Street-Unit Number: 661
2700 South 16th Street-Unit Number: 662
2700 South 16th Street-Unit Number: 667
2700 South 16th Street-Unit Number: 668
2700 South 16th Street-Unit Number: 669
2700 South 16th Street-Unit Number: 670
2700 South 16th Street-Unit Number: 677
2700 South 16th Street-Unit Number: 678
2700 South 16th Street-Unit Number: 679
2700 South 16th Street-Unit Number: 680
2700 South 16th Street-Unit Number: 681
2700 South 16th Street-Unit Number: 682
2700 South 16th Street-Unit Number: 683

2701 South 16th Street-Unit Number: 560

2701 South 16th Street-Unit Number: 561
2701 South 16th Street-Unit Number: 562
2701 South 16th Street-Unit Number: 626
2701 South 16th Street-Unit Number: 627
2701 South 16th Street-Unit Number: 628
2701 South 16th Street-Unit Number: 629
2701 South 16th Street-Unit Number: 630
2701 South 16th Street-Unit Number: 631
2701 South 16th Street-Unit Number: 632
2701 South 16th Street-Unit Number: 633
2701 South 16th Street-Unit Number: 634
2701 South 16th Street-Unit Number: 635
2701 South 16th Street-Unit Number: 636
2701 South 16th Street-Unit Number: 641
2701 South 16th Street-Unit Number: 642
2701 South 16th Street-Unit Number: 643
2701 South 16th Street-Unit Number: 644
2701 South 16th Street-Unit Number: 645

Gambrel Roof

* 2600 South 16th Street-Unit Number: 721
2600 South 16th Street-Unit Number: 722
2600 South 16th Street-Unit Number: 723
2600 South 16th Street-Unit Number: 724
2600 South 16th Street-Unit Number: 725
2600 South 16th Street-Unit Number: 735
2600 South 16th Street-Unit Number: 736
2600 South 16th Street-Unit Number: 737
2600 South 16th Street-Unit Number: 738
2600 South 16th Street-Unit Number: 739
2600 South 16th Street-Unit Number: 740

2700 South 16th Street-Unit Number: 653
2700 South 16th Street-Unit Number: 654

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2700 South 16th Street-Unit Number: 655
2700 South 16th Street-Unit Number: 656
2700 South 16th Street-Unit Number: 657
2700 South 16th Street-Unit Number: 658
2700 South 16th Street-Unit Number: 671
2700 South 16th Street-Unit Number: 672
2700 South 16th Street-Unit Number: 673
2700 South 16th Street-Unit Number: 674
2700 South 16th Street-Unit Number: 675
2700 South 16th Street-Unit Number: 676

2701 South 16th Street-Unit Number: 640

Gable Roof

2600 South 16th Street-Unit Number: 690
2600 South 16th Street-Unit Number: 691
2600 South 16th Street-Unit Number: 692
2600 South 16th Street-Unit Number: 693
2600 South 16th Street-Unit Number: 698
2600 South 16th Street-Unit Number: 699
2600 South 16th Street-Unit Number: 700
2600 South 16th Street-Unit Number: 701

2601 South 16th Street-Unit Number: 606
2601 South 16th Street-Unit Number: 607
2601 South 16th Street-Unit Number: 608
2601 South 16th Street-Unit Number: 609

2700 South 16th Street-Unit Number: 663
2700 South 16th Street-Unit Number: 664
2700 South 16th Street-Unit Number: 665
2700 South 16th Street-Unit Number: 666

2701 South 16th Street-Unit Number: 637
2701 South 16th Street-Unit Number: 638
2701 South 16th Street-Unit Number: 639

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Columbia Pike Shopping Center

One-story in height on façade and two-stories at rear; the roof is hipped at each end with a flat roof in the center; Colonial Revival in style

Hipped Roof
2500 & 2516 Columbia Pike

Flat Roof
2504-2510 Columbia Pike

Non-Contributing Resources

Swimming pool:	Constructed 1971 (In-ground surrounded by fence)
Pool House:	Constructed 1971 (One-story brick structure with triangular-footprint, saddle-bag plan with desk and enclosed locker rooms flanking)
Two Tennis courts:	Constructed 1971 (Surrounded by Chain linked fence)

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ENDNOTES

¹ Dennis Domer, "Arlington Village, Arlington, Virginia, 1939: A Garden Apartment Village," Unpublished paper-George Washington University, 1989, p. 5.

² Gustave Ring, "The Way to Record Breaking Rents," *The Architectural Forum*, Volume 71, Number 2, August 1939, p. 136.

³ Ring, p. 137

⁴ Domer, p. 24.

⁵ Ring, p. 34.

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STATEMENT OF SIGNIFICANCE

Arlington Village is representative of the influences of developer Gustave Ring on the development of the large-scale garden apartment complexes, inspiring a formula that was repeated throughout the United States for similar multi-family projects funded by Federal Housing Administration-insured mortgages. Designed by Washington, D.C. architect Harvey Warwick, Arlington Village was the second, large rental-housing complex constructed by Gustave Ring in Arlington County, Virginia. The development, begun in October 1939, was financed through the Federal Housing Administration (FHA) and provided the lowest rental costs in the Washington, D.C. metropolitan area. In order to maximize the cost effectiveness of the project, the development repeats four standard buildings with alternating roof designs and room arrangements, resulting in the construction of six hundred fifty-six (656) apartment units over approximately fifty-three acres. Ring and Warwick designed Arlington Village to be a complete community in itself; dwelling units were arranged in court complexes set within intimate green spaces augmented by parking, recreational parks, hidden service areas, and a shopping center with six stores. The success of Arlington Village and Ring's ability to construct a garden apartment complex that was affordable and attractive to an increasing number of middle-class workers moving into the Washington, D.C. metropolitan area inspired the Federal Housing Administration to promote the use of this formula throughout the United States.

Arlington Village is eligible for the National Register of Historic Places under criterion C in the area of community planning and development because of its unique garden apartment plan, which spurred similar developments funded by FHA-insured mortgages. Further, the design of the 1939 garden apartment complex had a substantial influence on the overall high-quality design of apartment complexes throughout Arlington County and the United States in the first half of the 20th century. Arlington Village is an excellent example of the garden apartment complex as described in the Multiple Property Nomination, *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*.

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The property consists of six hundred fifty-six apartment units, a shopping center, a swimming pool, pool house, and two tennis courts. All of the apartment units and the shopping center are contributing. The pool, pool house and two tennis courts are non-contributing.

HISTORICAL BACKGROUND

Arlington County during the first half of the 20th Century

During the early 1900s, increased dependability on area streetcars allowed residents of Arlington to work in the District of Columbia and thus, the County began to be marketed as a commuter suburb. Developers and real estate agencies advertised that the County allowed both conveniences to Washington, D.C. and a healthy, bucolic setting for family life. The 1907 publication, *A Brief History of Alexandria County*, touted the advantages of Arlington's proximity to Washington, D.C.:

A person living in Alexandria County [now Arlington County] enjoys, free of cost, all the Government institutions of Washington city, its libraries, its colleges, schools, museums, art galleries, and public buildings and at the same time enjoys the health of country life and escapes all the discomforts of a crowded city.¹

Between World War I and World War II (1917-1945), Arlington County developed a strong identity of its own. Owing to confusion between the City and County of Alexandria, the Virginia General Assembly voted in 1920 to change the name of Alexandria County to Arlington County. The boundaries of the newly named county were challenged when the community of Clarendon attempted to incorporate as a town in 1920. This action was defeated when the courts ruled that Arlington County was "a 'continuous, contiguous, and homogeneous community' that could not be subdivided for the purposes of incorporating a part of it."² Thus, Arlington County began self-government as a single unit without subdivisions.

Beginning in 1920, when the population was just 16,040, Arlington County began to grow at an intense rate as a suburb of Washington, D.C. This compelled the General Assembly of the

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Commonwealth of Virginia to redistrict the area, giving Arlington County its own delegates in the state's House of Delegates in 1924 and a state senator by 1944. In 1929, the City of Alexandria had annexed another portion of land from southern Arlington County that included the coveted Potomac Yards. Consequently, a special provision was introduced in 1932 preventing further annexation between the City of Alexandria and Arlington County. In 1965, the formal boundaries of Arlington County were established, comprising an area of 25.7 square miles.³

Arlington County's evolution from a commuter suburb to an important employment center in its own right continued through the latter half of the 20th century. By the 1990s, apartment dwellers outnumbered those in single-family houses and almost all of the land in Arlington had been developed, much of it consisting of numerous areas where multi-family dwellings dominate. Although no longer rural, Arlington County remains a continuous, contiguous and homogeneous suburban community, with an economy that reflects a key federal presence and a steadily expanding roster of national association and corporations. Arlington has evolved into a thoroughly urban area and part of the core of the Washington Metropolitan Area.

Arlington Village and Apartment Development In Arlington County, Virginia: 1934-1954

While the population of Washington, D.C. and its suburbs increased dramatically in the years prior to World War I, it increased tremendously after the war. The first increase in the population in the Washington, D.C. metropolitan area was attributed to the tripling of the federal work force between 1916 and 1918. The 1920 census reveals that for the first time, the majority of Americans lived in urban and suburban settings, with the suburban population growing at a much quicker rate.⁴ The Great Depression suppressed the extensive building rate that had occurred in Washington, D.C. during the 1920s. By 1934-1935, the construction of new housing units, specifically apartment buildings, was attributed to the influx of new federal workers under Franklin D. Roosevelt's New Deal programs. Arlington County, whose rural landscape would soon be an image from the past, became one of the fastest developing counties in the Washington, D.C. metropolitan area.⁵ The extensive housing shortage in Washington, D.C. led

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to the construction of approximately one hundred seventy-six (176) new apartment buildings or complexes in Arlington County between 1934 and 1954. These new apartment buildings and complexes included both small and large developments. The development of Arlington Village by Gustave Ring was the second large garden apartment complex he built in Arlington County and its success was based on improvements he made at the first complex he constructed, Colonial Village.

The construction of garden apartments in the Washington, D.C. metropolitan area reached a peak in the mid-1930s and early 1940s. In Arlington County, local officials and the federal government wanted to avoid the construction of sub-standard, large-scale developments that would dissolve into slums after the housing emergency eased. Thus, one of the focuses of apartment developments between 1934 and 1954 was the need to construct affordable, attractive and permanent housing. Cost efficiency was continuously emphasized in the construction process, especially for projects backed by the Federal Housing Administration.

Many of the residents who relocated to Arlington were employed under the New Deal programs of the 1930s. The number of Arlington residents continued to grow, with the population reaching 26,615 residents in 1930. This number was more than doubled ten years later with a total of 57,040 residents in 1940. Of those employed in 1940, more than 40% were involved with the government on a local, state, or federal basis. These workers, who made up the largest group of families and individuals in need of rental housing, spurred the government to become involved in housing developments. "Increased rentals for...apartment units... coming in the wake of the largest federal payrolls since the World War [I], were the primary reason for the great revival of...building. Thousands of new employees of the New Deal agencies rapidly took up the slack in residential space, causing rentals to increase 25 percent and more."⁶ The Federal Housing Administration (FHA), established in 1934, became the primary mortgage insurers for thousands of residential projects, both single-family and multiple dwellings, throughout the United States. Between 1934 and 1940, the FHA insured mortgages on 240 rental projects throughout the country and 200 of them were garden apartment projects.⁷ The FHA's involvement in Arlington County directly impacted a number of large apartment complexes that would be constructed in the country between 1934-1954. Arlington County's location along the

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banks of the Potomac River across from Washington, D.C. attracted a number of developers with FHA-insured mortgages to construct these large-scale housing projects. Where the FHA was not directly involved, they influenced the designs and layouts of hundreds of complexes and individual apartments being built in Arlington County. The dramatic increase in population during the 1930s and the limited availability of affordable rental housing for the middle-class government worker made the County a prime development area.

Federal Housing Administration and Its Influence on Arlington Village and Apartment Developments in Arlington County, Virginia: 1934-1939

Prior to the establishment of the Federal Housing Administration, the United States government generally avoided any involvement in the mortgage-lending business. The collapse of the stock market in 1929 and the subsequent foreclosures on thousands of properties by mortgage lenders led to the increasing demand for government assistance. The Federal Home Loan Bank Act of 1932 had set up a home loan banking system that "authorized to make advances to member home financing institutions secured by first mortgages."⁸ This act was the first of a number of attempts by the Hoover administration to address the concerns of the homeowner and mortgage lending communities. The election of Franklin Roosevelt and the continuing devastation of the housing situation led the new administration to focus a number of new laws on these issues, particularly the establishment of the National Recovery Act of 1933. This act "authorized the use of Federal funds through the Public Works Administration to finance low-cost and slum clearance housing and subsistence homesteads."⁹ These actions, although not the cure all that the American people hoped it to be, were the building blocks that led to the National Housing Act of 1934 and the establishment of the Federal Housing Administration.

The National Housing Act (NHA) had four main provisions in addition to the establishment of the Federal Housing Administration. The first provision of the NHA provided insurance against loss on property improvement loans and was to operate for approximately a year and a half. The second provision, which was to be permanent, was to provide mutual mortgage insurance on houses and low-cost housing. This provision was the heart of the program, because government

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insurance, it was believed, would attract money into the field of home financing. In order to avoid insuring risky investments, only first mortgages were allowed to be insured and the amount had to be related to the appraisal of the property. A mortgage insurance premium would be included within the borrower's regular mortgage payment and would be distributed to the FHA by the lender annually. Additional insurance was available on low-cost rental housing built by limited-dividend corporations. The final two provisions included the establishment of national mortgage associations with the authority to buy and sell FHA-insured mortgages and the creation of the Federal Savings and Loan Insurance Corporation to insure the accounts of savings and loan associations. The enactment of the National Housing Act made funding available for many of the large apartment projects in Arlington County. The first commitment by the FHA to insure a mortgage under Section 207 of the NHA on a low-cost housing act was Gustave Ring's Colonial Village at Wilson Boulevard and North Taft Street (1935, 1939, 1954-1955), in Arlington County. Colonial Village became a model for FHA-assisted rental apartment complexes throughout the United States. Colonial Village, when the three phases were completed by 1955, provided 974 rental units. The success of Colonial Village spurred the construction of other garden apartment complexes based on its design and ideals. Colonial Village was listed on the National Register of Historic Places in 1980 in recognition of its contribution to the garden apartment movement and the influence of the Federal Housing Administration on rental housing developments in the 1930s.

Amendments to the National Housing Act were passed in 1938 and again in 1939, spurring increased use of FHA-backed financing for projects across the United States and in Arlington County. Arlington Village in Columbia Heights was the second large rental housing development constructed by Gustave Ring in Arlington County. Colonial Village, Ring's first rental housing development in Arlington, served as the model for Arlington Village. The new development's design included and improved upon the initiatives he first set forth at Colonial Village. The planning of Colonial Village, located where "natural scenic or wood tracts afford the most abundant garden potentialities, where the site, rolling or of varying levels, lends itself to planning which is diverse and replete with contrast. Integrated shopping and amusement centers will, or course, be a part of these new communities."¹⁰ The site of Arlington Village, like Colonial Village, was an undeveloped, sloping site located along a major thoroughfare.

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Columbia Pike, which served as the north boundary of Arlington Village, provided residents with easy access to public transportation and shopping. A shopping center serving Arlington Village residents was constructed along Columbia Pike, repeating the retail formula Ring implemented at Colonial Village. "Like its predecessors, this [Arlington Village] latest Ring project will be a complete community in itself."¹¹

One of the reasons for Ring's success at Arlington Village was his ability to keep rents within the reach of the middle-class government workers flooding into the Washington, D.C. metropolitan area. The cost effectiveness of the project was reached by Ring's practice of standardization and simplicity. Ring and Harvey Warwick, Arlington Village's architect, standardized the room arrangements by designing seven different apartment floor plans. The two-story floor plans included one-, two- or three-bedroom units with one to two bathrooms per unit. The apartments ranged from a three-room to a six-room unit and were packaged in a rowhouse design. The use of an FHA-insured mortgage for the project meant that Ring had to use certain guidelines and standards in order to receive approval for the project. Ring emphasized the wisdom of the FHA's Large Scale Housing Division regulations and their effect on all housing constructed under the guidance of FHA-insured mortgages.¹² These standards, while not specifically geared toward controlling architectural design, had a substantial influence on the overall design of this apartment complex. The FHA emphasized the elimination of wasted and unprofitable spaces and Ring's designs maximized Arlington Village's ability to provide affordable, yet attractive and desirable, living units for the residents.

The FHA standards addressed seven specific issues: community, neighborhood, site, buildings, dwelling units, services and cost. Regarding the community, FHA required that the area currently support a "number of diverse sources of income for the families to be served and that there exists a need for the type of development contemplated." The FHA also required that the developers give "assurance[s] of continued harmonious land uses; [and] integration of the neighborhood and project." The site was required to be free from adjacent topographic and industrial influences, conform to site characteristics and have a land coverage per acre, "for large-scale projects limited to 20-25%."¹³ One of Arlington County's most favorable characteristics during the 1920s and 1930s was its large tracts of land that had limited or non-

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existent development. Gustave Ring purchased fifty-three acres of largely unimproved land that would be developed into Arlington Village from B.M. Smith for \$362,500 in 1939. This large tract was sited along Columbia Pike, which had been developed with gasoline stations, bus routes, and commercial buildings by this time.¹⁴

The design of Arlington Village incorporated a number of the recommendations put forth by the FHA. The two-story brick buildings are constructed within five superblocks and are orientated toward the center courts, maximizing ventilation. In order to maximize profit and to minimize maintenance costs, Ring had the buildings designed to have all electrical wiring carried from apartment to apartment by exterior brackets on the rear of each building. The use of the rowhouse (duplex) design minimizes maintenance by eliminating public corridor spaces and the need for attendant plumbing connections since all kitchen spaces are on the first floor.¹⁵ The success of this type of complex is evident in its repeated design found throughout Arlington County and the United States.

Arlington County was a testing ground for the FHA's new programs and the early successes here spurred the repetition of the design of these large apartment complexes across the nation. Arlington Village was the first FHA-insured project to be developed for a record-breaking \$11.00 rent per room per month. Arlington Village is an excellent example of the FHA's influence on the garden apartment development in Arlington County and of Ring's association with the Federal Housing Administration.¹⁶

The Community of Arlington Village

The construction of Arlington Village on the former land of B.M. Smith contributed to the fast changing landscape along Columbia Pike in the Columbia Heights neighborhood. Its location along the bus route, a ten-cent ride to downtown in 1939, made the neighborhood an impressive housing choice for middle-class workers moving into the area. Fred Lillis, one of the first occupants of the "H" court at Arlington Village in 1939, was representative of the residents in the neighborhood. The first residents were white, middle-class singles and families including a

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“good many of them army officers of the Cavalry at nearby Fort Myer.”¹⁷ According to Mr. Lillis, the draw of Arlington Village was its location and the quality of the housing.¹⁸ A selection process overseen by Gustave Ring contributed to the similarities of residents allowed to rent in Arlington Village.¹⁹

The quality of the housing was attributed to the real estate savvy of Gustave Ring and the design talents of Harvey Warwick. Ring desired to develop an entire community for the residents. In order to fulfill the sense of community, Ring constructed a shopping center for the complex on Columbia Pike to provide basic services for the residents. The design of Arlington Village and the open recreation areas and park spaces encouraged neighbors to congregate outside their individual units. “The community also had neighborhoods which formed around courts, and young children often concentrated their play in friendship circles expressed physically by the court structure.”²⁰ The influx of returning veterans at the end of World War II and the ensuing baby boom brought forth a large number of families living in Arlington Village. “These children filled the Village, and families socialized intensively through the activities of their children. They played ball on the vacant lot on [South] 13th Street Road [and] played around a wooden bridge that crossed the stream in the woods. The kids cross Columbia Pike every Saturday to see movies at the Arlington.”²¹

Ring retained ownership of Arlington Village until 1950 when he sold the development to New England Life Insurance for \$4,000,000, an investment return of 666%.²² Arlington Village was converted into cooperatives and condominiums in 1979.

Developer: Gustave Ring (1910-1983)

Gustave Ring, born in Weston, West Virginia, grew up in Washington, D.C. and remained in the area until his death. Ring attended Central High School and enrolled in the engineering program at George Washington University in Washington, D.C. While a student, he founded the Ring Construction Company in 1928 at the age of 19.²³

One of Ring’s earliest apartment building developments was the Westchester Apartments on

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Cathedral Avenue in Washington, D.C. This development was organized with Ring in partnership with developer Morris Cafritz and architect Harvey Warwick. This first venture with Warwick laid the building blocks of a professional relationship that would later catapult Ring onto the national building scene.

Ring's development of Colonial Village (1936) and Arlington Village (1939), with Warwick as the architect, represented the beginning of a new type of residential development in the United States. Colonial Village was the first multi-dwelling development to be constructed with a Federal Housing Administration-insured mortgage and its success was advertised across the nation in architectural journals and government pamphlets. Ring retained ownership of Colonial Village until 1977 when he sold the development to the Mobil Corporation.

The Federal Housing Administration, using Ring and Arlington County as a testing ground for new developments, encouraged Ring to develop a second garden apartment complex, Arlington Village, a few years after the completion of Colonial Village. Arlington Village was the first garden apartment complex to be constructed for \$11.00 a room, per unit, per month under the Federal Housing Administration program. This rate, an all-time low for the Federal Housing Administration, was embraced by the FHA and further enhanced the admiration and respect for Ring's developments by his peers and the government.²⁴

In addition to the garden apartments and apartment buildings developed by Ring, he was responsible for the construction of the Ring Building, 18th and M Streets, Washington, D.C. (1948), the Washington Hebrew Congregation building, Macomb Street, NW (1951), and the Woodmont Country Club, Rockville, Maryland (ca. 1950).

The Ring Construction Company was dissolved by Ring in 1978 upon his retirement. In addition to his construction company, Ring was director of the American Security and Trust Company and was chairman of its executive committee until he resigned in 1977. Ring's embracement of the garden city ideals to develop low-cost and high-quality garden apartment complexes and the government's acceptance of Ring's successes helped to create a new residential option for New Deal workers, wartime workers and returning veterans across the United States. Ring died on

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May 3, 1983 at the age of 73.

Architect: Harvey Warwick (1893-1972)

Harvey Warwick, born in 1893, designed two of the most significant apartment building complexes in Washington, D.C.: the Westchester on Cathedral Avenue, N.W. and Colonial Village in Arlington, Virginia, the first large-scale Federal Housing Administration apartment complex. Little is known of Warwick's early life and schooling, but his initial designs influenced the development of the apartment building type in Washington, D.C. Harvey Warwick's first apartment building designs were the prosaic compositions of the seven-building C-A-F-R-I-T-Z Row (1922) on Spring Road, N.W. The unusual massing seen at the Randall Mansions (1923) at 1900 Lamont Street, N.W. reveals a more distinct talent. The Chalfonte (1925) at 1601 Argonne Place, N.W. presents a Mediterranean facade, distinctly influenced by contemporary Los Angeles apartment buildings. His skill with the Gothic Revival, expressed in the 1930s as Gothic Moderne, is seen in the decidedly transitional design for Hilltop Manor (1926, now the Cavalier) at 3500 14th Street, N.W., the Miramar (1929), also on 14th Street, and his triumph, the design for the Westchester (1930) for Gustave Ring and Morris Cafritz.

In 1930, Morris Cafritz joined in partnership with Gustave Ring to conceive the apartment complex to be known as the Westchester on Cathedral Avenue. Retaining architect Warwick to execute their idea, the men intended the Westchester to be a 28-acre project with four, eight-story connecting buildings. Employing the Tudor Revival style, Warwick prepared a design that fully articulated every elevation of the buildings. Only three of the four buildings were completed as the Great Depression reduced developer Gustave Ring's financial ability to complete his plans.

After the Westchester, Warwick's most significant work in the 1930s is often believed to be the Art Moderne design for Cafritz's family namesake Marlyn. However, it was his associate Frances Koenig who actually designed this International Style building in 1938.

Working with Gustave Ring in 1936, Warwick designed Colonial Village in Arlington County,

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Virginia. This pioneering garden apartment development was the first large-scale Federal Housing Administration apartment development in the country. Warwick produced carefully conceived apartment building designs within park-like settings. Colonial Village was the area's first garden apartment complex designed as a planned community and developed by Ring. The complex featured open landscaped courts and sidewalks, adjacent shopping, and meticulous attention to amenities and the comforts of renters. Warwick teamed with Ring once again in 1939 to design Arlington Village, their second FHA-insured garden apartment complex in Arlington County.

Warwick designed 44 apartment buildings in Washington, D.C. from 1922-1945. He was a close associate throughout his career of Morris Cafritz and fellow Washington developer Gustave Ring. Warwick's apartment building designs include several large garden apartment complexes in northeast and southeast Washington such as the Skyland Apartments and Suburban Gardens. Colonial Village in Arlington is perhaps one of Warwick's best apartment complex designs. Historian James Goode has determined that "because of its excellence in design and construction, Colonial Village became a prototype for dozens of other large garden apartment complexes in other states."²⁵

Warwick, who employed a variety of architectural styles, produced designs for buildings ranging from the early interpretations of the Art Deco to the Colonial Revival styles. According to Striner and Wirz: "The Commonwealth Building reveals how his [Warwick's] style, like that of so many Washington architects of this period, developed from the highly ornate and eclectic look of the late 1920s to a style rather neatly poised between Art Deco and the International style by the early 1940s."²⁶ Clearly, Warwick's prominence as an architect is associated with his designs for apartment buildings.

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¹¹ "The Way to Record Breaking Rents," *The Architectural Forum*, Volume 71, Number 2, August 1939, p. 135.

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¹⁶ Gustave Ring. "Large-Scale Housing as a Business," *Insured Mortgage Portfolio*, Volume 1, Number 11, May 1937, p. 6.

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¹⁸ Domer, p. 6.

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United States Department of the Interior
National Park Service

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10. Geographical Data

Boundary Justification

The boundaries for the property include the original acreage purchased by Gustave Ring for the development of Arlington Village. The south and east boundaries abut the Army Navy Country Club, the north boundary is Columbia Pike and the west boundary straddles South Edgewood Street. These boundaries are the original boundaries of the property and include the shopping center along Columbia Pike and the residential units, recreation areas, and off-street parking areas associated with the development as originally designed by Harvey Warwick and Gustave Ring.

ALEXANDRIA QUADRANGLE
VIRGINIA-DISTRICT OF COLUMBIA-MARYLAND
7.5-MINUTE SERIES (TOPOGRAPHIC - BATHYMETRIC)



38°52'30"
2 135 000 METERS (VA)
04
ARLINGTON VILLAGE
HISTORIC DISTRICT
ARLINGTON COUNTY
000-0024
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2-19/0319281/4303443
3-19/0319411/4302796
4-19/0319096/4302666
5-19/0319558/4302014
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